151.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	835,500 / 835,500
					USE VALUE:	835,500 / 835,500
					ASSESSED:	835,500 / 835,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORSBURGH SIMON & AMY
Owner 2:	
Owner 3:	
Street 1:	18 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4982.000	379,900		455,600	835,500
Total Card	0.114	379,900		455,600	835,500
Total Parcel	0.114	379,900		455,600	835,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.70 | /Parcel: 394.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 100394

GIS Ref:

GIS Ref:

Insp Date: 04/14/18

!11878!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,900	0	4,982.	455,600	835,500		Year end	12/23/2021
2021	101	FV	369,000	0	4,982.	455,600	824,600		Year End Roll	12/10/2020
2020	101	FV	369,000	0	4,982.	455,600	824,600	824,600	Year End Roll	12/18/2019
2019	101	FV	280,800	0	4,982.	427,100	707,900	707,900	Year End Roll	1/3/2019
2018	101	FV	289,300	0	4,982.	353,100	642,400	642,400	Year End Roll	12/20/2017
2017	101	FV	289,300	0	4,982.	324,600	613,900	613,900	Year End Roll	1/3/2017
2016	101	FV	289,300	0	4,982.	296,100	585,400	585,400	Year End	1/4/2016
2015	101	FV	274,200	0	4,982.	290,400	564,600	564,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:17:39

LAST REV

Date	Time
05/09/18	14:19:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN MARK	27652-257		9/8/1997		249,000	No	No	Y	

USER DEFINED

Prior Id # 1:	100394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2014	1174	Manual	1,581		9/11/2014			Air sealing and in
5/10/2004	322	Addition	100,000	C		G6	GR FY06	2 STY W/BMT

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
10/30/2008	Meas/Inspect	355	PATRIOT
9/24/2008	Fieldrev-Chg	BR	B Rossignol
3/11/2005	Permit Visit	BR	B Rossignol
11/19/1999	Meas/Inspect	263	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4982		Sq. Ft.	Site		0	80.	1.14	9									455,570						455,600	

Total AC/HA:	0.11437	Total SF/SM:	4982	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	455,570	Spl Credit		Total:	455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25763893
Const Adj.:	0.99989998
Adj $ / SQ:	163.477
Other Features:	108743
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466714
Depreciation:	86809
Depreciated Total:	379906

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

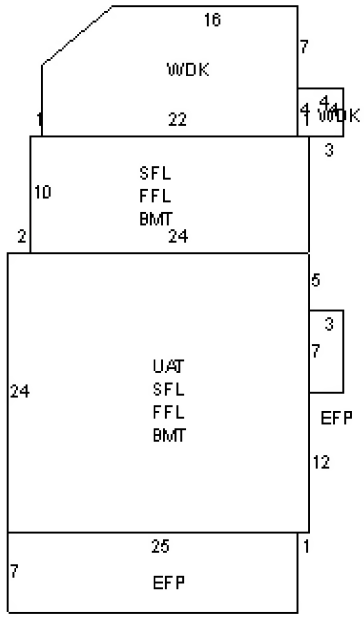
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.48
Special Features:	0	Val/Su Net:	119.20
Final Total:	379900	Val/Su SzAd	219.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	63.390	54,767
FFL	First Floor	864	163.480	141,244
SFL	Second Floor	864	163.480	141,244
WDK	Deck	243	10.110	2,458
EFP	Enclos Porch	196	41.110	8,058
UAT	Upper Attic	156	65.390	10,201

Net Sketched Area:	3,187	Total:	357,972
Size Ad	1728	Gross Area	3655	FinArea	2117
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	45	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	